



An  
Bord  
Pleanála

**Board Order**  
**ABP-301800-18**

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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2541/18.**

**Appeal** by Quotumas Investments Limited care of Kavanagh Design Services of 4 O'Neill's Terrace, Millpark Road, Enniscorthy, County Wexford against the decision made on the 11<sup>th</sup> day of May, 2018 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Provision of a bedroom window at 49 Reuben Avenue, Rialto, Dublin.

## **Decision**

**GRANT** permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the appearance and location of the proposed window, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would not impact the development potential of neighbouring sites and would provide a sufficient standard of accommodation to the existing bedroom. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 7<sup>th</sup> day of June, 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. For the avoidance of doubt, this permission relates to the site at number 49 Reuben Avenue only.

**Reason:** In the interest of clarity.

3. The proposed window shall be clear glazed.

**Reason:** In the interest of residential amenity.

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**Terry Prendergast**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**